Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: Mrs | First name: Rachel | Surname: Waddington

Company name:

Street address: 3 Princess Grove
Tankersley

Town/City: Barnsley
County: South Yorkshire (Met County)
Country:
Postcode: S75 3BG

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of the Proposal

Please describe the proposed development including any change of use:

I am applying for change of use from dwelling (C3) to professional use as a coaching/mental wellbeing service (I think A2). Also, I am applying for planning permission to firstly widen the rear access doorway from outside into the property using a steel (to create disabled access), secondly to create an accessible toilet by putting in a new doorway at the rear of the property (to a toilet which cannot be accessed by wheelchair users within the property) or alternatively making an alteration inside the building using a steel to make the toilet accessible from within (I think this second option may be cost prohibitive), and thirdly to put a velux window into the roof at the rear of the property.

Has the building, work or change of use already started? ◉ Yes ○ No

If Yes, please state the date when the building, work, or use started: 01/09/2015

Has the building, work or change of use been completed? ○ Yes ◉ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 38 Suffix:

House name:

Street address: Chapel Street

Hoyland Common

Town/City: Barnsley

County:

Postcode: S74 0NW

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 435905

Northing: 400095

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (●) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

Phone call to planning department in June 2015. Advisor raised no objections to proposal of change from C3 to A2, and advised I submit pre-application. I was considering purchase of property at auction and decided not to proceed with pre-application stage due to time constraints.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ( ) Yes (●) No

Is a new or altered pedestrian access proposed to or from the public highway? ( ) Yes (●) No

Are there any new public roads to be provided within the site? ( ) Yes (●) No

Are there any new public rights of way to be provided within or adjacent to the site? ( ) Yes (●) No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ( ) Yes (●) No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ( ) Yes (●) No

Have arrangements been made for the separate storage and collection of recyclable waste? ( ) Yes (●) No

8. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ( ) Yes (●) No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Brick covered in paint (yellow and pink) to the front and rear of the property. Brick covered in terracotta sandtext or similar to the side.

Description of *proposed* materials and finishes:

White or neutral sandtext or similar to protect the existing brick walls to the front, side and rear of the property.

9. (Materials continued)

Roof - description:

Description of *existing* materials and finishes:

slate tiles and bitumen

Description of *proposed* materials and finishes:

composite tiles with newly inserted velux window to rear of property

Windows - description:

Description of *existing* materials and finishes:

wood frames, single glaze

Description of *proposed* materials and finishes:

PVC frame, double glaze

Doors - description:

Description of *existing* materials and finishes:

Wood, no paint

Description of *proposed* materials and finishes:

New wooden door with paint to the front of the property
Wooden door to the rear - larger size to allow for disabled access
Proposal includes a further external door to be added to the property to enable access to a disabled toilet. I envisage this door will be wooden and painted.

Boundary treatments - description:

Description of *existing* materials and finishes:

brick wall and wooden fencing

Description of *proposed* materials and finishes:

rebuild and reshape brick wall to the front of the property to improve access to the rear carpark

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Mixture of paving slabs, bricks, tarmac and concrete

Description of *proposed* materials and finishes:

tarmac and block paving

Lighting - add description

Description of *existing* materials and finishes:

rear security light

Description of *proposed* materials and finishes:

downlights to entrance and access to carpark. also rear security light

Others - description:

Type of other material:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

request permission to display signs identifying the property as a place of business, the location of the carpark, and forbidding people to park on the pavement immediately outside the property. It is a narrow one-way street with cars lined on either side. The pavement outside the property is very narrow. The previous occupant had home-made signs telling people not to park there because he would be unable to manoeuvre his car onto his land if there were cars parked too close to the entrance.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ○ Yes ◉ No

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	2	3	1
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	1	1
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	☒	Package treatment plant	☐	Unknown	☐
Septic tank	☐	Cess pit	☐		

Other

Are you proposing to connect to the existing drainage system? ○ Yes ○ No ○ Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ○ Yes ◉ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ○ Yes ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

☐ Sustainable drainage system	☐ Main sewer	☐ Pond/lake
☐ Soakaway	☐ Existing watercourse	

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

b) Designated sites, important habitats or other biodiversity features

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

c) Features of geological conservation importance

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

14. Existing Use

Please describe the current use of the site:

Empty dwelling.

Is the site currently vacant? ◉ Yes ○ No

If Yes, please describe the last use of the site:

It has been empty since the man living there died approximately 12 months ago. I understand it was a family home for 40 years where he had raised his son.

When did this use end (if known) (DD/MM/YYYY)?

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ○ Yes ◉ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

17. Residential Units

Does your proposal include the gain or loss of residential units? (•) Yes ( ) No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total: 0

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses		1			
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total: 1

Overall Residential Unit Totals

Total proposed residential units	0
Total existing residential units	1

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? (•) Yes ( ) No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	72.6	72.6
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking estabishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
	Total	0.0	0.0	72.6	72.6

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	1	1	1.5

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

20. Hours of Opening (continued)

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known
A2	08:30:00	21:30:00	08:30:00	13:00:00			☐

21. Site Area

What is the site area? 72.00 sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Small property for professional services. Gas central heating will be installed. Small kitchen and toilet facilities.

Is the proposal for a waste management development? ○ Yes ◉ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

○ The agent ◉ The applicant ○ Other person

25. Certificates (Certificate B)

Certificate of Ownership - Certificate B
Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* and/or agricultural tenant *("agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990)* of any part of the land or building to which this application relates.

Owner/Agricultural Tenant						Date notice served
Name	John Paul Waddington					
Number:	3	Suffix:		House name:		
Street:	Princess Grove					03/08/2015
Locality:	Tankersley					
Town:	Barnsley					
Postcode:	S75 3BG					

Title: Mrs First name: Rachel Surname: Waddington

Person role: Applicant Declaration date: 10/09/2015 ☒ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 10/09/2015